



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, March 16, 2017

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

610 E. Highway 260, Payson, AZ

10:00 am

REGULAR MEETING

1. The meeting was called to order at 10:06 a.m. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Chairman Mickie Nye.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Lori Brown (in Payson), Travis Holder (in Globe) and Terry Otts (in Globe). Randy Slapnicka and Kurtis Knauss are absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner, Margie Chapman-Code Compliance Supervisor/Zoning Assistant, Scott Buzan-Interim Director and Building Official, and Therese Berumen-Administrative Assistant.

4. Re-introduction of New Member (Lori Brown). Mickie Nye welcomed Lori back and said she was missed. Also stated that they appreciate her being back because of the different dynamic she brings to the group. Mary Lou told Lori she was glad she was there. Lori thanked everyone.
5. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on February 16, 2017. Mickie Nye asked if there were any changes needed. None needed. Mary Lou motioned that the minutes be approved as is and Travis Holder seconded the motion. It was unanimously approved.
6. **Planner/Commission Communication:** At any time during this meeting of the Planning and Zoning Commission and Planner Bob Gould of Community Development may present a brief summary of current events. No action may be taken.

Bob Gould stated that he didn't have anything. Mary Lou thanked Margie for her time with the county because she is retiring and told her that they really appreciated her service. Mickie also thanked her for her time and stated that he enjoyed working with her. Margie thanked everyone for their kind words and said that she will miss everyone. Mickie wanted to explain how the process works. People come into the county for rezoning or change of comprehensive plan or building permits, they will pay the fees and down the line, some of the stuff will get to us. Applications are brought to the Community Development office and the Director, then to us. Through this process, if you don't like the decision, you can always appeal. When someone wants to rezone a piece of property, traditionally it is the property owners that live within a 300 foot radius that get notified that they want to make a change. The property owner requesting the change will also have to conduct a meeting for anyone within the 300 foot radius, that would like to come and have their concerns heard. We in return, will get a summary of who attended and how many people were for and against what the property owner wanted to do. There is also a

legal ad that is taken out and posted in the newspaper here in Globe and in Payson. Now, the community is aware. The timeframe that it takes these applications can be anywhere from 30-45 days depending on when you bring in your application. We have a meeting every 3rd Thursday of each month, so you may be able to make that month's meeting or have to wait until the next month. This is a public meeting, which is open to the public. There are 9 commissioners, 3 from each district. When the meeting starts, we call each item off the agenda. The board members will discuss it among themselves first. We are not very strict. All we ask is that you don't talk over each other and try not to repeat yourself. We may ask the applicant or someone who strongly opposes it a question, but not until we close that portion and open it up to the public, can anyone else speak about it. Generally the applicant will speak first. Once the public section is closed, we will open it back up to the commission. The staff has prepared reports and has a recommendation. We may or may not agree or want to make changes. We then call for a motion and it is voted on. Again, if this decision is not agreed on by the applicant or anyone directly involved, it can be appealed to the Board of Supervisors. Anything past the Board of Supervisors will have to be appealed to the Superior Court. Mary Lou added that along with putting a notice in the paper, that the property does also get posted.

INFORMATION/DISCUSSION/ACTION

7. **Rezoning Application (Z-16-04):** Bob asked the commission to table all discussion on this matter and not have a hearing, until the April 20th meeting because a couple of issues that have come up. He also stated that he spoke with Mr. Verheyen and Mr. and Mrs. Walls about that. That is why Mr. Verheyen isn't present and that is the only reason why. The first issue I have was brought to my attention this morning before the meeting. I was told that there was no posting out on the property. I don't know what that is all about, but that needs to be looked into. Mary Lou stated that she knows the property was posted because she lives around there and saw it. Margie also stated that she went out this morning and it was indeed posted. Bob stated that it wasn't an issue then, that they just didn't see it. The second issue that Bob has is with missing data. He stated that he needed to get with Mr. Verheyen on that. Mickie asked if he could get a motion to table. Mary Lou motioned to table agenda item #7, Z-16-04 until our April 20, 2017 meeting. Lori Brown seconded the motion.

Pine-Strawberry Community Plan: Mickie welcomed them back and told them it was an interesting read. Bob stated that they have been working on this community plan for quite a while. I think it is close to being ready and only needing minor clean ups. The first concern that I have with this is, after speaking to the County Manager, that they plan on asking the Board to set aside \$150,000 to hire a consultant, to be hired somewhere between July and September. My concern is that we may be hearing all of this all over again. Another concern I have, is that it was cleaned up and new issues were established, but some of the old issues that were discussed and agreed on to be removed were not taken out of the plan. A few examples of that are the statement of all the lots being 2 acres or smaller and the issue of a public sewer system. I would like to see those taken out. One of the last concerns I have is they may want to clarify the functionality of a multi-corridor. I think, as soon as possible, need to initiate a design-review process. At least get that going. I just want to clarify; the amendments are for the plan itself, not any particular piece of property. A lot of times, when you do a comp plan, data is not included. It is usually included in a second document, called a companion document. In my opinion, it is not enough to hold up the public hearing because it can easily be cleaned up. I think it is ready for a public hearing unless the commission wanted to wait until the new plan was ready. Lori asked

who is paying for the consultant they are wanting to hire for \$150,000. Bob replied that the county will be paying for it and that is what all other counties are paying. Also stating that it is a state law requiring us to update plan. Mary Lou clarifying that it has to be updated every 10 years. Mickie stated that the history of this problem is in Bob's retirement. Supervisors wanted to wait until they found a replacement for his position, well there has been no replacement hired and now the county manger retired. We are at the 10 year mark and need to get this done. I think the \$150,000 is money well spent. Darwin Huber stated that they are very heavy in public input because of how the community reacted to the Dollar Store that wanted to come in back in May of 2014. The public meeting that was held had a total of about 250 people and they were also very vocal about not wanting it in their community. Because of this, we keep the community involved and informed by doing numerous public surveys and flyers all over town. They are the most important factor in this. We contacted the part-time and full-time residents, business owners, and local organizational leaders for our surveys. We had the highest participation rate as a percentage within any area of Arizona that we looked up at 22%. I feel the plan has clear adjectives and shows the desires of the community. We followed democratic procedures, been up front and transparent and mostly honest through this whole process. We have no conflict of interest and mostly no financial obligations. I met with Bob and Mary Lou at the end of January. We incorporated most of their concerns into the document. We hope you will approve the plan, but apparently not the case today. All we can do is move forward and hold a public hearing. I highly encourage you to move forward. Mickie stated that he absolutely respected and admired the work they have done and said they have quite a document. Bob stated that another avenue of defense for this document is that I make sure I got it out to everyone I could. I have never received any complaints. I don't think anyone is up in arms about it. I got one email stating they were against it. I believe if the commission will direct me to initiate the public hearing process that we could be ready for the April meeting. Just some minor clean ups that we need, that can be done very easily and quickly. We could have a finished copy to you by next month. Mickie stated that a vote couldn't be taken, but he would like to hear from the commission members. Lori thought they should move forward with the hearing since they have been working on it since 2014. She thinks that would be the right thing to do. Mary Lou stated that there are some technicalities that are still left and remain that need to be addressed. Travis Holder agreed and said that we have been talking about this for awhile and it seems like it needs to be moved forward somehow. Terry Otts stated that he thought the document looked very good and addressed a lot of key points, but stated that if anything needed to be worked on, it should be done before it is presented to the public. Mickie agreeing with the other commission members. Also stated that if they really want to put "cheese" in it, they need to incorporate somehow. Told Bob that he has been directed to schedule a hearing and Bob said he heard loud and clear. Darwin said that they did talk about incorporating when they were formally getting all this together and he can say, that from the surveys, that is something the people do not want. I am wondering if we shouldn't push back the date of the hearing, so we can make sure the part-time residents are back and aware of it. Maybe May or June would be more appropriate. Mary Lou stated that a lot of the part-timers are weekenders, so it wouldn't matter. Darwin wanted to clarify that we are going to work on the plan between now and the 20th of April and then come back here before the hearing. Mickie said they will approve the final document and then it is heard in Pine with the public hearing. Bob stated they can aim for the hearing around the middle of May. Darwin asked what the format was for the hearing. Mickie stated that he will open the meeting because there has to be record, Bob will tell us he recommends the document for acceptance, it is open to the public and a decision is made. Darwin told Bob and Mary Lou that he would like to get with them for one final clean up. Bob said as long as we do it in the next few

weeks, so the rest of the commission can look at it before the hearing. Mickie asked Darwin if he had a copy of what Bob's comments were. Darwin said he did not. Mickie asked Bob if he could get those for him. Commission members and Darwin talked about a good date for the hearing. May 17, 2017 was agreed on and Darwin said he would check into getting a hall reserved and he would let Bob know. Mickie stated that Bob is their contact person.

8. **Adjournment.** Lori Brown made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The motion to adjourn was unanimously approved at 10:44 a.m.